
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3305 Macomb Street, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	December 15, 2011	<input checked="" type="checkbox"/> Alteration
Case Number:	12-043	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners PJ McCann and Ed An, with drawings prepared by VW Fowlkes of Office Standard Architecture, request concept approval for alterations to a side porch at 3305 Macomb Street, NW in the Cleveland Park Historic District.

Property Description

3305 Macomb Street, NW was constructed in 1918 with its mate at 3303, utilizing plans prepared by George T. Santmyers for speculative owners G.U. and C.H. Small (who also served as the builders). The team also built 3307 and 3309 Macomb the following year, using much the same design as 3303 and 3305. All four houses feature a side gable roof supported by heavy brackets at the eaves, dormer windows, a front porch with robust columns, and a two-story side porch that has since been partially or fully enclosed. The rear elevation of the subject property is a varied collection of elements including a rear dormer, bay projections, several window types, multiple balconies, and a screened porch.

Proposal

The applicants propose to change the roof form of the rear portion of the side porch from flat to a side gable, providing more head height. The work would include replacing a bowed window on the rear elevation of the side addition with flat windows, introducing new window openings on the side elevation of the existing addition, and reconfiguring the window layout on the rear elevation of the second story.

Evaluation

As shown in the basic perspective renderings prepared by the applicants, the new roof form will be minimally visible from Macomb Street. A setback of approximately 19' from the front wall of the side addition (which itself is set back considerably from the street) minimizes views. By utilizing a side gable roof that repeats the form of the main roof, the alteration is consistent with the character of the house and will be a minor player in the totality of the massing if it comes into view.

Although the applicants originally proposed the replacement of the pebble-dash stucco on the house with wood siding or cedar shakes, they have since agreed to retain this character-defining

feature and should ensure that all notes referencing the proposed recladding are removed from the final plans. Additionally, clarification is needed on page A2.1 of the plans, which shows siding as the existing cladding on the side addition and cedar shingles in the proposed view (it is assumed the existing material will remain). Information should be added on the proposed materials for the new roof and windows.

Though not required, given the flexibility generally afforded to windows on side and rear elevations, the applicants may wish to restudy the proposed use of both 2-over-2 windows and double casements with transoms in the side addition. The house predominantly features 6-over-1 double-hung windows presently, along with some single-light casements, and introducing additional pane configurations and methods of operability may prove distracting to an already visually complicated rear elevation.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.